

77 01261

Land use addendum

THE CITY OF

ARROYO GRANDE



SAN LUIS OBISPO COUNTY, CA.

1976
LAND USE PLAN
ADDENDUM

INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY
108 PHILOSOPHY HALL
UNIVERSITY OF CALIFORNIA
BERKELEY, CA 94720

ADDENDUM 1976 - INTRODUCTION

The State of California's General Plan legislation allows the cities and counties of the State to amend their General Plan Land Use Elements three (3) times per calendar year. The City of Arroyo Grande amended its Land Use Element two (2) times in the calendar year 1976.

The first amendment to the City's Land Use Element is the result of an appeal from a Planning Commission action to the City Council and the consequent passage of City Council Resolution No. 1220. This amendment changed a single parcel of land on the Land Use Plan Map from a "Highway Commercial-Light Industrial" to a "Low Density Residential" designation.

The second amendment, City Council Resolution No. 1265, is the result of a lengthy and in-depth effort by the City's staff, the Planning Commission, and the City Council. This amendment made a total of eight (8) changes to the Land Use Element, which were both textual and map changes.

The amendments to the Land Use Element are presented on the following pages in the form of the resolutions adopting these changes and changes on the Map are indicated on the last page of the report.

77 01261
Add.

INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY
109 PHILOSOPHY HALL
UNIVERSITY OF CALIFORNIA
BERKELEY, CA 94720

RESOLUTION NO. 1220

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE ADOPTING AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN FOR THE LAWLER PROPERTY TO LOW DENSITY USE.

WHEREAS, the Planning Commission of the City of Arroyo Grande has, at the request of the Arroyo Grande City Council considered amendment of the General Plan for the hereinafter described property within the City of Arroyo Grande; and

WHEREAS, said Planning Commission has, following public hearing, reported to the City Council its recommendation for the land use of said property; and

WHEREAS, pursuant to Government Code Section 65501, et seq. the City Council gave required notice and did hold a public hearing on April 13, 1976 for the purposes of considering the adoption of the amended Land Use Element of the General Plan report and map, and at which public hearing the amended Land Use Element report and map were displayed, explained, and reported upon; and

WHEREAS, said amended Land Use Element of the General Plan report and map thereof are necessary for sound future community development, the preservation of community values, and the promotion of the general health, safety, convenience and welfare of the citizens of the City of Arroyo Grande; and

WHEREAS, the City Council of the City of Arroyo Grande has a responsibility to plan for the desirable future growth and development of the City of Arroyo Grande;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council of the City of Arroyo Grande does hereby find and determine that the public interest, convenience and necessity require that the Arroyo Grande City General Plan be amended to provide for low density land use for the hereinafter described property.

SECTION 2. The City Council of the City of Arroyo Grande hereby adopts the amended Land Use Element of the General Plan together with the maps and descriptive material to provide for said low density. Said property is described as follows:

All that land lying in the division of Lot 91, Rancho Corral de Piedra, Pismo and Bolsa de Chemisal as recorded in Book A of Maps at Page 65 records of the County of San Luis Obispo more particularly described as follows:

A strip of land lying adjacent to and northerly of the State Highway Right of Way shown on Parcel Maps AG-72-333 and AG-72-334 recorded in Book 9, of parcel maps at Pages 95 and 96 in said county described as follows:

Beginning at a 6" x 6" concrete monument on the most easterly corner of Parcel No. 3 shown on said Page 95 in said Book 9; thence along the easterly boundary of said Parcel No. 3, South 33°16'40" West, 90.28 feet to a point on the highway right of way; thence, northerly along said right of way to the most westerly corner of Parcel No. 3 shown on said Page 96 of said Book 9; thence North 65°01'30" East 30.93 feet along the northwesterly boundary of said Parcel 3 to the most northerly corner of said Parcel 3, said corner being on the centerline of a road easement described in Book 826 Page 337 of said county; thence southerly along said centerline, said centerline being the boundary of Parcel 3 and Parcel 2 and Parcel 4 of parcel map filed in said Book 9 at Page 96, to a point lying on the southerly boundary of a parcel described in Book 991, Page 459 of official records in said county; thence 166.08 feet more or less along the northerly boundary of a parcel described in Book 779 Page 392 of official records to the most westerly corner of Parcel 2 shown in Book 9 Page 95 of parcel maps; thence 74.01 feet southeasterly along said boundary to a point; thence South 37°16'30" West 7.26 feet to the most northerly corner of Parcel 3 of said map; thence southerly along the common boundary of Parcel 2 and 3 shown on said map to the point of beginning.

On motion of Councilman Millis, seconded by Councilman Gallagher and on the following roll call vote, to wit:

AYES: Councilman Spierling, Gallagher, Schlegel, Millis and Mayor de Leon

NOES: None

ABSENT: None



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C123318558>

the foregoing Resolution was passed and adopted this 25th day of May, 1976.

/s/ Gabe de Leon
MAYOR

ATTEST: /s/ Ines A. del Campo
CITY CLERK

I, Ines A. del Campo, City Clerk of the City of Arroyo Grande, County of San Luis Obispo, State of California, do hereby certify that the foregoing Resolution No. 1220 is a true, full and correct copy of said Resolution passed and adopted by the City Council of the City of Arroyo Grande at a regular meeting of said Council held on the 25th day of May, 1976.

Witness my hand and the Seal of the City of Arroyo Grande affixed this 26th day of May, 1976.

/s/ Ines A. del Campo
City Clerk of the City of Arroyo Grande

(SEAL)

RESOLUTION NO. 1265

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE ADOPTING THE AMENDED LAND USE ELEMENT OF THE GENERAL PLAN.

WHEREAS, the Planning Commission of the City of Arroyo Grande has prepared a general plan report together with a general plan map and has adopted by Resolution No. 76-469G on October 5, 1976, the amended Land Use Element of the General Plan; and

WHEREAS, pursuant to Government Code Section 65501, et seq., the City Council gave required notice and did hold a public hearing on July 27, 1976, for the purpose of considering the adoption of the amended Land Use Element of the General Plan report and map, and at which public hearing, the amended Land Use Element report and map were displayed, explained, and reported upon; and

WHEREAS, the Arroyo Grande City Council considered the addition of certain wording to the first paragraph of the proposed amendment to be inserted into the Plan on Page 13, relating to the "P-D" designation of said plan, and referred that wording to the Arroyo Grande City Planning Commission as an amendment to the amended Land Use Element of said General Plan; and

WHEREAS, said proposed amendment to the amended Land Use Element of the General Plan report and map have been considered by the Arroyo Grande City Planning Commission at its regular meeting of October 19, 1976, and the matter has been referred back to the Arroyo Grande City Council; and

WHEREAS, said amended Land Use Element of the General Plan report and map thereof are necessary for sound future community development, the preservation of community values, and the promotion of the general health, safety, convenience and welfare of the citizens of the City of Arroyo Grande; and

WHEREAS, the City Council of the City of Arroyo Grande has a responsibility to plan for the desirable future growth and development of the City of Arroyo Grande;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1: The City Council of the City of Arroyo Grande does hereby find and determine that the public interest, convenience and necessity require that the Land Use Element of the General Plan report and map be amended in the following manner:

A. The text of said plan be rewritten to replace the second paragraph on Page 13 relating to Planned Development with the following:

"A large rolling tract of land in the north part of the City, northerly of Highway 101 and easterly of Oak Park Boulevard, consisting primarily of three large ownerships, can best be developed through the Planned Development approach. At present, most of this portion of the City is included in the "A" zoning district, which is a holding zone applied to these three large ownerships only, until specific development plans are prepared. Grazing is considered as an interim use of these areas. By directing development into these areas of marginal agricultural value, the most productive land on the valley floor can be reserved for continued agricultural use. The Planned Development Zone presently within the City of Arroyo Grande Zoning Ordinance was originally retained and adopted with the idea of utilizing it on smaller parcels of land, more than 10 acres in size, but not to the extent of these three properties. However, the basic concept of Planned Development can be applied to one or more of these properties, with all of the reviews and necessary public input, through a two or three step process, which would still retain all of the controls anticipated in the original "P-D" Zone, but lend adequate necessary flexibility in the processing of large tracts which would be involved in this particular area of the City. The process suggested would be based upon the assumption that any of the permissive "P-D" uses would be allowed in the area, providing compatibility can be assured and various sensitivities are protected.

The process would necessarily involve two or three steps rather than one single "fell swoop", as the "P-D" Zoning provides for. It would be virtually impossible to locate, dimension, design, and provide other amenities and controls set out in the "P-D" District on a 300-400+ acre development. However, these controls can be required and controlled in the following suggested procedure: 1) the properties be divided into parcels through a parcel or subdivision map procedure, whereby each parcel is in-

licated for a primary zone-related land use, and each parcel subject to either (a) additional subdivision approval if the parcel is to be occupied by residential use, or (b) any commercial parcel subject to Commission and Council review and approval prior to development. In other words, each subdivision would then be required to meet the particular requirement of the "P-D" Zoned District.

It should be noted further that in the conditions of approval of either (1) the parcel map or (2) the subdivision or development plan approval of the parcels, a last additional step may be required, which will consist of architectural approval and compliance in any other area of concern, all of which would be made conditions of the approval in Steps 1 and 2 previously noted.

As noted in the "P-D" Zoning, density transfers may be requested by the developer and, under certain conditions, may be advantageous to the land and/or land use, and help implement protection of land and geology as they now exist. Further requirement of clustering, condominiums, and retirement restrictions can very well add to the conditions for consideration and be made a part and parcel of any proposed CC & R's placed on the land.

It should be expected that the neighborhood shopping facility, which was formerly indicated at the corner of Noyes and Printz Roads, would be included in the general area of one of the parcels, to serve the immediate day-to-day needs of the people within these developments."

B. The text of the School section of said plan be changed to delete the last sentence of the first paragraph on Page 20; that said paragraph conclude with the following:

"In view of the present overcrowded conditions in the Lucia Mar Unified School District and the failure of the recent Bond Elections, the present and future citizens and planners of all entities within the School District should recognize their responsibility to provide education facilities and programs for children."

C. The map be changed to show the light-industrial area (Saruwatari property), westerly of Highway 101, southerly of the commercial district on Grand Avenue, and northerly of the Arroyo Grande Creek, to agriculture.

D. Add the following as the second paragraph on Page 20 under Schools:

"Any new schools which are constructed within the Lucia Mar Unified School District and within the City of Arroyo Grande must meet State minimum standards. These standards dictate minimum acreage for any site in relationship to the minimum number of students to be accommodated, and additional acreage required in ratio to students over minimum. In any case, when the District proposes to build a new school facility, be it elementary, secondary, or high school, the School District would have to abide by these minimum site requirements for any construction."

E. The text of said plan be written to insert at Page 18 of the General Plan as the last paragraph under Light Industrial, as follows:

"There are small areas of spot zoning which are non-conforming due to problems arising prior to the adoption of the General Plan in 1967, and these areas still remain on the Zoning Map, but are not reflected in the Land Use Plan because of their small effect on the abutting properties."

F. The map be changed to show existing medium residential density to office-professional use on a small area at the northwest corner of the intersection of South Halcyon and Fair Oaks Avenue.

G. The map be changed to show the removal of the existing neighborhood-commercial land use designation at the corner of Noyes and Printz Roads.

H. The map be changed to show the existing medium density residential designation north of Tally Ho Road, from James Way west to the intersection of Tally Ho with Le Point, to a low density designation.

On motion of Councilman Spierling, seconded by Councilman Gallagher and on the following roll call vote, to wit:

AYES:	Councilmen Spierling, Gallagher, Schlegel, Millis, and Mayor de Leon
NOES:	None
ABSENT:	None

the foregoing Resolution was passed and adopted this 14th day of December, 1976.

/s/ Gabe de Leon
MAYOR

ATTEST: /s/ Ines A. del Campo
CITY CLERK

I, Ines A. del Campo, City Clerk of the City of Arroyo Grande, County of San Luis Obispo, State of California, do hereby certify that the foregoing Resolution No. 1265 is a true, full and correct copy of said Resolution passed and adopted by the City Council of the City of Arroyo Grande at a regular meeting of said Council held on the 14th day of December, 1976.

WITNESS my hand and the Seal of the City of Arroyo Grande affixed this 15th day of December, 1976.

/s/ Ines A. del Campo
City Clerk of the City of Arroyo Grande

(SEAL)

RESOLUTION 1265, "G"
REMOVE "NEIGHBORHOOD COMMERCIAL"

RESOLUTION 1265, "H"
TO "LOW DENSITY RESIDENTIAL"

RESOLUTION 1265, "C"
TO "AGRICULTURE"

RESOLUTION 1265, "F"
TO "OFFICE-PROFESSIONAL"

RESOLUTION 1220
TO "LOW DENSITY RESIDENTIAL"



GENERAL PLAN
LAND USE ADDENDUM 1976
ELEMENT



77 01261
Add.

U.C. BERKELEY LIBRARIES



C123318558

INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY
109 PHILOSOPHY HALL
UNIVERSITY OF CALIFORNIA
BERKELEY, CA 94720

